

To: Barry Wood, Assessment Division Director
From: Judy Dancy Fulton County Assessor
CC: Blane Bowlin; Tyler Technologies - Project Supervisor
Date: 06/24/2013
Re: Fulton County Narrative

Dear Mr. Wood,

Fulton County is a rural farming community with little or no influence from any of the larger cities of Indiana. There is minimal industry and although there are commercial properties throughout the county, the majority is concentrated in Rochester City and the town of Akron.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. There are separate tabs for each of the six property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, and industrial improved. The ratio study also contains the extra tabs “Formatted” and “MultiParcelSales”. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD. There is also a tab titled “SalesRecon” which includes all sales and why they were not used.

A spreadsheet titled “Fulton County 2013 Ratio Study” is attached with this document along with the Workbook.

Due to the limited number of residential vacant sales in any given township and that, the county is relatively consistent; all townships were combined and analyzed on a countywide basis for the ratio study and assessed accordingly.

Residential improved sales were of sufficient quantity to evaluate Henry, Liberty, Richland, and Rochester individually. The remaining townships were combined into a group by location. This group consists of Aubbeenaubbee and Union. The group is geographically and economically comparable.

Due to the limited number of valid commercial and industrial improved sales, the analysis was conducted on a countywide basis. The analysis of commercial and industrial land was completed and the land value was equal to or greater than the corresponding residential neighborhoods

The ratio study shows that all Townships meet the State requirements for the Median, COD, and PRD. The analysis indicated that the majority of parcels in the residential classes were within assessment levels and uniformity standards. Every attempt was made to ensure a representative sample for each property class.

We ran an AV Detail report and found that Aubbeenaubbee IndImp is at 43.64%, Richland ComImp is at 14.41%, Rochester IndImp is at 12.64%, and Union ResVac is at 13.40%. The explanations and parcels involved are listed on separate tabs in the ratio study.

Sincerely,
Judy Dancy, Fulton County Assessor